

**GLASTONBURY TOWN COUNCIL  
2015-2017 TWENTY-NINTH TOWN COUNCIL  
ORGANIZATIONAL AND REGULAR MEETING  
7:00 PM, TUESDAY, NOVEMBER 10, 2015  
COUNCIL CHAMBERS, TOWN HALL  
2155 MAIN STREET, GLASTONBURY**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a their Organizational and Regular Meeting at 7:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

**1. Call to Order – Town Clerk (Section 302)** *by Joyce Mascena, Town Clerk*

**(a) Pledge of Allegiance** *by Joyce Mascena, Town Clerk*

Mrs. Mascena called for a moment of silence in honor of Veteran's Day.

**2. Public Comment.** *held later in the meeting*

**3. Introduction of Town Council Members Elect** *by Joyce Mascena, Town Clerk*

Mrs. Jill Barry  
Dr. Stewart Beckett III  
Ms. Karen Boisvert  
Mr. Lawrence J. Byar  
Mr. Kurt P. Cavanaugh {excused}  
Mr. William T. Finn  
Mr. Thomas P. Gullotta  
Mrs. Cara (Tonucci) Keefe  
Mr. Whit C. Osgood

**4. Administration of Oath of Office (Section 302)** *by Joyce Mascena, Town Clerk*

**5. Official Town Council Photo.** *rescheduled to 12/1/15 meeting*

**6. Election of Chair and Vice Chair (Section 302)** *by Joyce Mascena, Town Clerk*

**Nomination** *By:* Mr. Osgood *Seconded By:* Mr. Gullotta  
Dr. Stewart (Chip) Beckett III for Chairman.

Mrs. Mascena called for other nominations. Hearing none, she closed the nominations.

**Result:** Dr. Beckett was elected as Chairman by a unanimous vote {8-0-0}.

**Nomination** *By:* Ms. Boisvert *Seconded By:* Mr. Gullotta  
Mr. Whit Osgood as Vice Chairman.

Mrs. Mascena called for other nominations. Hearing none, she closed the nominations.  
**Result:** Mr. Osgood was elected as Vice Chairman by a unanimous vote {8-0-0}.

**(a) Appointment of Majority Leader.**

Chairman Beckett appointed Kurt Cavanaugh as Majority Leader.

**(b) Appointment of Minority Leader.**

Chairman Beckett appointed Thomas Gullotta as Minority Leader.

**7. Resolution establishing the Regular Meetings of the Council (Section 304).**

Chairman Beckett reviewed the proposed meeting schedule noting that on Election Day, 2016, they would have to move to the Community Center, April 26, 2016, falls during April vacation and October 11, 2016, is Yom Kippur. Mr. Gullotta suggested they respect Yom Kippur on October 11, 2016, but suggested they arrange their business so the other two meetings could be cancelled. Vice Chairman Osgood confirmed with Mr. Johnson that they could schedule a special meeting if needed.

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby adopts the Schedule of Regular Council Meetings, dated November 10, 2015, for calendar year 2016 through January 2017, as revised with the cancellation of the meetings of November 8, 2016 and April 26, 2016, and movement of their meeting of October 11, 2016, to October 12, 2016.  
**Result:** Motion passes unanimously {8-0-0}.

**8. Resolution establishing Rules of Procedure (Section 304).**

Chairman Beckett explained that their practice has been to adopt them as presented and to assign a subcommittee to review them and bring any suggested changes back to the full council. He appointed Mrs. Keefe and Mr. Finn to review the rules of procedure.

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby adopts the Council Rules of Procedure, as revised effective December 3, 2013.  
**Result:** Motion passes unanimously {8-0-0}.

**9. Special Reports:** *held later in the meeting*

**(a) Presentation and discussion concerning factors expected to influence the 2016-2017 Town Operating, Education, Debt & Transfer and Capital Budgets and related topics.**

**10. Old Business:**

*none*

**11. New Business:**

**(a) Discussion concerning amendments to Adaptive Redevelopment Zone (ARZ).**

Chairman Beckett noted that TPZ would like more direction. Mr. Johnson reviewed his memo dated November 6, 2015, explaining that due to a court case, the town attorney suggested they be specific about the circumstances under which they would waive parking. He said that they would get language from the attorney but TPZ was also hoping for guidance on tandem parking and overall intensity. He also said that TPZ is working on language to emphasize that the zone is at the discretion of the Council. Mr. Byar said he was not a fan of tandem parking and would rather not see it at all but if they had to, he would not want it used to increase the number of units. He noted that it should be clear that the Town Council, as final zoning authority, can make decisions that are best for the community.

Vice Chairman Osgood agreed about the tandem parking saying that it leads to a poor design or higher density than would otherwise be allowed. He suggested they do away with the parking waiver altogether. He supported strengthening the language to make it clear it is a discretionary zone change suggesting it could be added in other sections of the regulations as well, like in the standards. Mr. Gullotta said he concurred. Mrs. Barry said she didn't have a problem with the tandem parking and didn't want to see it removed. She added that it works well at Addison. Mrs. Keefe said she also had no issue with tandem parking and would like to hear from counsel before deciding either way.

Mr. Finn agreed about using tandem parking to increase density but emphasized the ARZ zoning is a mechanism to be creative to get distressed properties back on the tax rolls and developed. He said that they should be careful they don't make it so cumbersome that they are back where they started. Ms. Boisvert agreed with Mr. Byar and Vice Chairman Osgood on tandem parking and strengthening the language on discretion. Chairman Beckett said there are only four or five properties and one is under construction. He said they have to be sure the lots can absorb the parking and the people and that the neighborhood feels good about living next to the developments.

**(b) Action on proposed Blight Ordinance – set public hearing.**

Mr. Byar said that they received a great deal of input from residents during their effort spanning several months and expressed support of it moving to public hearing.

**Motion By:** Vice Chairman Osgood

**Seconded By:**

Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing on proposed new Code Section 9 - Blight Ordinance, for 8:00 p.m. on Tuesday, January 12, 2016 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury.

**Result:** Motion passes unanimously {8-0-0}.

**(c) Action on Pollution Liability Insurance coverage – former Field Holstein property (RCC and Riverfront open space).**

Mr. Johnson reviewed his memo to the Council on the subject dated November 6, 2015. Mr. Byar recommended a policy for \$3M for 5 years calling it a good investment. He asked about a blanket environmental policy for all town properties. Mr. Johnson said that they do have one but it is for a sudden or accidental incident with a \$1M limit. Vice Chairman Osgood asked the record for contaminants in the collection system. Mr. Johnson said very little. Vice Chairman Osgood said he felt it was time to dump the policy based on experience on the site in the collection system where all the water flows and they can treat it if something were to get in a well.

Mr. Gullotta said the cost of the insurance would be eaten up pretty quickly in legal fees and that if there are any contaminants at all in the collection system, it demonstrates that they are still on the property. He continued saying given the property for sale, he felt they should continue to carry a policy. Mr. Finn said he agreed with Mr. Byar to continue the coverage because of any possible exposure. Ms. Boisvert asked if it was encapsulated. Mr. Johnson said that they covered it with 4' of an impervious fill like clay. Ms. Boisvert asked how often they check for seepage. Mr. Johnson said they check a couple times a year because there has been very little to pump out.

**Motion By:** Mr. Byar **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following action concerning Pollution Liability Insurance coverage for the former Field Holstein property:

1. Discontinues coverage effective at the end of the current term - November 15, 2015. Extends policy for 5 year pursuant to \$3 million aggregate limit and \$100,000 deductible.
- Result:** Motion passes by the following vote: 7-1-0 {Vice Chairman Osgood opposing}.

**12. Consent Calendar:**

- (a) **Action to schedule public information hearing – Eastern Boulevard Bridge project.**
- (b) **Action to schedule a Town Council/Town Plan & Zoning Commission Joint Preliminary Hearing on proposed Major Amendment – 75 Glastonbury Boulevard.**
- (c) **Action to extend due diligence period for proposed sale of 232 Williams Street.**
- (d) **Action on Local Prevention Council Grant.**

**Motion By:** Vice Chairman Osgood **Seconded By:** Mr. Gullotta

**a. Eastern Boulevard Bridge.**

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public information hearing on the Eastern Boulevard Bridge Replacement Project for 8:00 p.m. on Tuesday, January

12, 2016 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, as described in a report by the Town Manager dated November 6, 2015.

**b. 75 Glastonbury Boulevard.**

BE IT RESOLVED that the Glastonbury Town Council (Zoning Authority) schedules a joint preliminary Council/Town Plan & Zoning Commission public hearing for 8:00 p.m. on Tuesday, December 1, 2015 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, to consider proposed amendments to the approved Final Development Plan for construction of a 155 unit residential building with underground parking at 75 Glastonbury Boulevard – PAD Zone.

**c. Agreement for sale of 232 Williams Street.**

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a 30 day extension to the due diligence period for proposed sale of town-owned property at 232 Williams Street pursuant to Section 5 of the Agreement for Sale Purchase of Real Estate dated September 22, 2015.

**d. Local Prevention Council Grant.**

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to file a grant application pursuant to the Local Prevention Council Grant program.

**Result:** Motion passes unanimously {8-0-0}.

**13. Town Manager's Report.**

Mr. Johnson reviewed his report to the Council dated November 6, 2015, noting that the Thanksgiving week meeting is still to be determined. Mr. Gullotta noted the leaves were down and the view of the fuel cell facility was ugly. He asked if there was anything that could be done from the town nursery. Mr. Johnson said that the siting council will be looking at a revised landscaping plan but that they do have plants that they could use on MDC land if the latter gave them permission. Mr. Gullotta said he was thrilled TPZ was moving forward and asked Mr. Johnson would inquire about the TPZ practice of reducing parking requirements. He also suggested CIP might be held in Council Chambers perhaps during a regular council meeting so it could be televised due to the public interest. Mr. Finn said that bonus parking prevents oceans of blacktop when the opportunity of shared parking is available and he had no issue with it. He was fine to have the CIP meeting on a Council night or have it televised but was unsure if Council Chambers was the right format.

Vice Chairman Osgood said that they have done the CIP meeting as a workshop in a different location so that they all are on the same level, Council, Board of Education and Board of Finance. He added he prefers the workshop format. He then asked about the note sale. Mr. Johnson said that it funded the Emerick property and it is very costly to do a long-term bond for so small of a note so the suggestion is to do a short term note. Mr. Johnson noted that the CIP is a public meeting and he would look into the capability of televising the meeting from other

venues. Mr. Byar said he was interested in plans for the boardwalk. Mr. Johnson explained that there would be a slab over light weight fill and there would be a tight board walk which could go down further if it needed to. Mr. Byar asked about the ramp on the other side that was separated. Mr. Johnson said that they are going to take it out, see what's happening and rebuild.

**14. Communications:**

- (a) **Thank you letter from William Baldwin, President, Diamond Lake Property Owners Association, re road maintenance paving.**
- (b) **Letter from C.J. Mozzochi re parking in the area of 217 and 225-227 Hebron Avenue.**
- (c) **Thank you e-mail from Jason Cohen re police presence during time on Halloween evening.**

**15. Minutes of October 27, 2015 Regular Meeting.**

**Motion By:** Vice Chairman Osgood **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the regular meeting held October 27, 2015.  
**Result:** Motion passes unanimously {8-0-0}.

**16. Appointments and Resignations:**

**(a) Appointment of Council Clerk (Section 304).**

**Motion By:** Vice Chairman Osgood **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council appoints Kimberly Meanix Miller to serve as Clerk of the Council for the 2015-2017 Town Council.  
**Result:** Motion passes unanimously {8-0-0}.

**(b) Appointment of Alternate Council Clerk.**

**Motion By:** Vice Chairman Osgood **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council appoints Yolanda O'Lenick to serve as Alternate Clerk of the Council for the 2015-2017 Town Council.  
**Result:** Motion passes unanimously {8-0-0}.

**(d) Representative to the Capitol Region Council of Governments.**

**Motion By:** Vice Chairman Osgood **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council appoints Chairman Beckett to serve as the Town Council Representative to the Capitol Region Council of Governments.

**Result:** Motion passes unanimously {8-0-0}.

**(d) Appointment of John Cafazzo to the Board of Fire Commission to fill the unexpired term of Rocco Fierravanti (R-2017).**

**Motion By:** Vice Chairman Osgood **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby appoints John Cafazzo to the Board of Fire Commission to fill the unexpired term of Rocco Fierravanti (R-2017).

**Result:** Motion passes unanimously {8-0-0}.

**(e) Resignation of Lisa M. Furbush from the Board of Education (D-2019).**

**Motion By:** Mr. Gullotta **Seconded By:** Vice Chairman Osgood  
BE IT RESOLVED, that the Glastonbury Town Council hereby accepts the resignation of Lisa M. Furbush from the Board of Education (D-2019).

**Result:** Motion passes unanimously {8-0-0}.

**(e) Appointment of Chittaranjan Sahay to the Board of Education to fill the unexpired term of Lisa M. Furbush (D-2019).**

**Motion By:** Mr. Gullotta **Seconded By:** Vice Chairman Osgood  
BE IT RESOLVED, that the Glastonbury Town Council hereby appoints Chittaranjan Sahay to the Board of Education to fill the unexpired term of Lisa M. Furbush (D-2019).

**Result:** Motion passes unanimously {8-0-0}.

**17. Executive Session.**

***None held***

**2. Public Comment.**

***No one spoke***

***The meeting recessed at 7:50pm and reconvened at 8pm.***

**PUBLIC HEARING AND ACTION ON PUBLIC HEARING**

**NO. 1 PURCHASE OF THE 24.5± ACRE SOMERS PROPERTY OFF THOMPSON STREET, AND A \$400,000 APPROPRIATION FOR THE PROPOSED ACQUISITION (continued from the October 27, 2015 Meeting)**

Chairman Beckett noted that this was the second public hearing. Mr. Johnson reviewed his memo to the Council dated November 6, 2015, noting that there is a grant for \$233,000 thus the town's portion is \$167,000, all local approvals are in place and they are completing the environmental assessment. He continued saying that they can act with the caveat that the

environmental assessment is satisfactory. He also said that the carve-out of one acre won't change but the configuration may change based on the location of the well and septic. Chairman Beckett called for public comment but no one spoke.

Vice Chairman Osgood said that the parcel is surrounded by state land, it's an excellent acquisition and an excellent program. Mr. Byar said he was fully in favor. Mr. Gullotta noted that in the early 1980's, Sonny Googins and Pat Low came up with this concept and they deserve credit for the program that is the envy of most of the state. He added that he was thrilled to be part of the Council that put it in to place. He echoed that the parcel is surrounded by state property and is exactly the kind of acquisition for which the program was designed. He expressed an enormous thank you to the citizens who support this program that has protected land and saved tax dollars. Hearing nothing further, Chairman Beckett closed the public hearing.

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves Town purchase of the 24.5± acre Somers property, Assessor's Parcel E14 Thompson Street, and a \$400,000 appropriation for such land acquisition to be funded by a \$233,000 appropriation and transfer from the General Fund/Unassigned Fund Balance and \$167,000 pursuant to the Reserve for Land Acquisition, as described in a report by the Town Manager dated November 6, 2015 and as recommended by the Board of Finance and Town Plan & Zoning Commission.

BE IT FURTHER RESOLVED that Council action to approve acquisition of the 24.5± acre Somers property is subject to Town satisfaction with the environmental analysis and boundary survey and related matters.

**Result:** Motion passes unanimously {8-0-0}.

## **9. Special Reports:**

### **(a) Presentation and discussion concerning factors expected to influence the 2016-2017 Town Operating, Education, Debt & Transfer and Capital Budgets and related topics.**

Chairman Beckett stated that he asked Mr. Johnson to give the Council an overview of the financial picture for the upcoming budget process. Mr. Johnson reviewed a PowerPoint presentation on the budget and financial outlook. He highlighted that a \$5M appropriation and transfer is enviable and the town will never be sorry for doing projects in cash. He said the goal for the unassigned fund balance is \$1M and it is \$1.76M which is 15.5%. He continued saying that they have received \$30M in State grants, have a declining debt and principal and annual debt costs, the five year average for tax increases has been 1.72%, average collection rate of 99.42% and economic development of \$68M with \$1.7M in tax revenue.

He reviewed the general fund. Mr. Byar asked what they would use to keep taxes down. Mr. Johnson said the current recommendation is \$650,000. Mr. Johnson continued the presentation



speaking to the capital reserve fund and the \$27.5M in projects. Mrs. Barry asked about the timeline if a project met the criteria for referendum. Mr. Johnson said that pre-referendum cost estimates should be ready in April or May and the process starts in June and July for a November referendum. He continued his presentation moving to the declining debt service and outstanding debt principal. He spoke to the annual pension and the actuarially determined contribution noting they changed the assumption from 8.75% to 7% and hope to see the line level out. He reviewed mill rate and revenues.

Mrs. Keefe asked about the revenue categories and Mr. Johnson noted the ECS money from the State versus building permit fees and the like. Ms. Boisvert asked about the sale of Gateway but Mr. Johnson noted that sales are not budgeted. He continued reviewing the tax collection history and grand list annual growth, economic development and changes in the mill rate vs. grand list growth. In looking ahead, he talked about the state wide mill rate for motor vehicles. Ms. Boisvert asked about the process and Mr. Johnson explained that they would be allocating sales tax to the intergovernmental transfer. Mr. Byar asked when it would cost taxpayers money and Mr. Johnson responded saying 2017-2018. Chairman Beckett noted that this is part of municipal revenue sharing. Vice Chairman Osgood asked about the increase in grand list. Mr. Johnson noted Gateway and a revitalized center adding that there is not a lot of new land for economic development. He said that CCM will be raising the issue of the wisdom of the cap at the state level.

Mr. Gullotta asked about exemptions which Mr. Johnson reviewed some adding that he thought it needs to be fixed. Mr. Johnson continued his presentation noting that school air conditioning would take time to go to referendum. He noted other factors such as school closures, library space, parks and recreation facilities and fire service. Vice Chairman Osgood asked about the motor vehicle taxes and Mr. Johnson noted that the change is slated for 2017-2018. Mr. Gullotta said that he suspected much of the ECS would evaporate. Chairman Beckett expressed uncertainty in new grants that have helped Glastonbury particularly in the urban areas. Ms. Boisvert asked if they would lose money and Mr. Johnson said if not next year, the year after because of the state grant for motor vehicles. Mr. Gullotta said he felt optimistic about the town's financial status. Vice Chairman Osgood spoke to being conservative and said the information was very helpful. Ms. Boisvert agreed about being conservative.

**Mr. Jared Soper of the Board of Finance**, asked if the money back from the state would cover the loss in motor vehicles. Mr. Johnson thought it would be pretty close but he doesn't have all the information. Mr. Soper asked the percentage attributed to land sales and Diane Waldron, Director of Finance, said it was about 4.5-5% without which, the reserve would have been about 11%. Mr. Soper noted that without the sale of the property, they would have been below their desired reserve level. He also noted that they'll be asking about the unfunded pension liability. He praised the pre-budget workshop as very valuable for all the boards hear the same information at the same time and be able to discuss. Chairman Beckett thanked Mr. Johnson for the information saying that this is very helpful.

**18. Adjournment.**

**Motion By:** Vice Chairman Osgood

**Seconded By:** Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of November 10, 2015, at 9:09 pm.

**Result:** Motion passes unanimously {8-0-0}.

Respectfully submitted,

***Kimberly Meanix Miller***

Kimberly Meanix Miller  
Recording Clerk

Stewart Beckett, III  
Chairman